

## TABLE OF CONTENTS

	<b>Page</b>
Abstract	i
Preface	ii
List of Tables	viii
List of Figures	ix
List of Maps	x
 <b>Part</b>	
<b>212-01: INTRODUCTION</b>	<b>1.1</b>
01-01: The Need for an Industrial Land Use Plan	1.1
01-02: Approach to Long-range Industrial Land Use Planning	1.3
01-03: What this Plan Does <i>Not</i> Do	1.4
 <b>212-02: GOALS FOR INDUSTRIAL LAND USE</b>	<b>2.1</b>
02-01: Introduction	2.1
02-02: Goals of <i>Land Use 2010</i>	2.2
02-03: The <i>Economic Development Policies and Plan</i>	2.3
02-04: How Much Industrial Land Do We Need?	2.5
02-05: A Variety of Industrial Settings for the Future	2.9
02-05-01: Industrial Parks	2.9
02-05-02: Brownfields	2.11
02-06: Siting "Light" and "Heavy" Industry	2.12
02-06-01: Performance Standards in Rhode Island	2.13
02-07: Commingling and Clustering Industries	2.14
02-07-01: Commingling Inputs and Outputs: the Eco-industrial Park	2.16
02-08: Business Incubators	2.17
02-09: Summarized Land Use Goals	2.19
 <b>212-03: POLICIES FOR INDUSTRIAL LAND USE</b>	<b>3.1</b>
03-01: Introduction	3.1
03-02: Historical Factors Influencing Industrial Location	3.1
03-02-01: Energy	3.1
03-02-02: A Skilled Workforce	3.2
03-02-03: Infrastructure	3.3
03-03: Public Sector Influence on Locational Factors	3.4
03-03-01: Zoning, Comprehensive Plans	3.5
03-03-02: Environmental and Other Permitting	3.7
03-03-03: The State Guide Plan	3.7
03-03-04: Public Financing	3.8
03-03-04-01: Urban Renewal	3.8
03-03-04-02: Tax Incentives	3.10

03-03-04-03: Bonds and Tax Increment Financing	3.12
03-03-04-04: Grants	3.13
03-03-04-05: Enterprise Zones	3.15
03-03-04-06: Bank Community Development Corporations	3.17
03-03-04-07: Land Banking	3.19
03-03-04-08: Infrastructure Investment	3.21
03-03-05: Marketing and Developing Sites	3.22
03-04: Private Sector Influence on Locational Factors	3.24
03-05: Policies for Industrial Land Use	3.25
<b>212-04: ANALYSIS OF CURRENT INDUSTRIAL LAND USE</b>	<b>4.1</b>
04-01: Introduction	4.1
04-02: Delineation of Substate Employment Growth Areas	4.1
04-03: Methodology	4.1
04-03-01: Population and Employment	4.4
04-03-02: Site Suitability Analysis Using the Industrial Land Inventory	4.5
04-04: Results of the Preliminary Analysis	4.5
04-04-01: Amenities at Industrial Sites	4.6
04-04-02: What Do These Findings Mean?	4.6
04-05: Analysis of Substate Employment Growth Areas	4.10
04-05-01: Substate Employment Growth Area 1	4.10
04-05-01-01: Demographic Profile	4.11
04-05-01-02: Economy	4.11
04-05-01-03: Infrastructure	4.12
04-05-01-04: Site Analysis	4.13
04-05-01-05: Summary of Industrial Land Use Potential	4.18
04-05-02: Substate Employment Growth Area 2	4.22
04-05-02-01: Demographic Profile	4.22
04-05-02-02: Economy	4.23
04-05-02-03: Infrastructure	4.24
04-05-02-04: Site Analysis	4.24
04-05-02-05: Conclusions	4.25
04-05-03: Substate Employment Growth Area 3	4.28
04-05-03-01: Demographic Profile	4.28
04-05-03-02: Economy	4.29
04-05-03-03: Infrastructure	4.30
04-05-03-04: Site Analysis	4.31
04-05-03-05: Conclusions	4.36
04-05-04: Substate Employment Growth Area 4	4.39
04-05-04-01: Demographic Profile	4.39
04-05-04-02: Economy	4.40
04-05-04-03: Infrastructure	4.41
04-05-04-04: Site Analysis	4.41
04-05-04-05: Conclusions	4.43
04-05-05: Substate Employment Growth Area 5	4.46
04-05-05-01: Demographic Profile	4.46

04-05-05-02: Economy	4.47
04-05-05-03: Infrastructure	4.48
04-05-05-04: Site Analysis	4.48
04-05-05-05: Conclusions	4.51
04-05-06: Substate Employment Growth Area 6	4.54
04-05-06-01: Demographic Profile	4.54
04-05-06-02: Economy	4.55
04-05-06-03: Infrastructure	4.55
04-05-06-04: Site Analysis	4.56
04-05-06-05: Conclusions	4.61
04-05-07: Substate Employment Growth Area 7	4.63
04-05-07-01: Demographic Profile	4.63
04-05-07-02: Economy	4.64
04-05-07-03: Infrastructure	4.65
04-05-07-04: Site Analysis	4.67
04-05-07-05: Conclusions	4.72
04-05-08: Substate Employment Growth Area 8	4.76
04-05-08-01: Demographic Profile	4.76
04-05-08-02: Economy	4.77
04-05-08-03: Infrastructure	4.78
04-05-08-04: Site Analysis	4.79
04-05-08-05: Conclusions	4.83
04-06: Capacity of Rhode Island's Industrial Land Resources to Sustain Growth	4.86
04-06-01: "Prime" and Not-so-prime Acreage	4.86
04-06-02: Infrastructure	4.86
04-06-03: Permitting	4.87
04-06-04: Protecting and Reserving Industrial Land	4.87
<b>215-05: INDUSTRIAL LAND USE: YEAR 2020</b>	<b>5.1</b>
05-01: Introduction	5.1
05-02: Industrial Land Development Potential	5.1
05-03: Conclusions	5.2
<b>215-06: IMPLEMENTATION MECHANISMS</b>	<b>6.1</b>
06-01: Introduction	6.1
06-02: The Mechanisms	6.1
06-02-01: Industrial Land Reserve Fund	6.1
06-02-02: Reusing Urban Industrial Properties	6.4
06-02-03: Enterprise Zones and Bank CDCs	6.6
06-02-04: Business Incubators	6.6
06-02-05: Infrastructure Improvement	6.9
06-03: Site Assessments and Permitting	6.10
06-04: Finance	6.10
06-04-01: Bonds	6.11
06-04-02: Federal Assistance	6.11
06-05: Recommendations	6.12

06-06: Summary	6.15
<b>NOTES AND REFERENCES</b>	REF.1
<b>APPENDIX</b>	
A: Comparison of Standard Industrial Classification (SIC) and North American Industrial Classification System (NAICS) Codes	A-1
B: Industrial Site Inventory	B-1
C: CERCLIS Industrial Site Inventory	C-1
D: "Industrial Site Sheets" for Site Inventory	D-1
E: Population/Employment in Substate Growth Areas	E-1

## LIST OF TABLES

<b>Table</b>	
212-02(1) Industrial Acreage Projections	2.6
212-02(2) Industrial use vs. Industrial Acreage	2.7
212-02(3) "Labor Intensity" of Selected Industries	2.10
212-03(1) Public Agencies or Institutions with Roles in Industrial Siting Decisions	3.6
212-04(1) Industrial-zoned Land in Rhode Island and Its Use, 1977-1999	4.6
212-04(2) Industrial Site Constraints, 1977-1999	4.8
212-04(3) Vacant Site Suitability Analysis	4.8
212-04(4) Summary of Industrial-zoned Land, Substate Growth Area 1	4.14
212-04(5) Vacant Industrial Acreage Characteristics, Substate Growth Area 1	4.20
212-04(6) Summary of Industrial-zoned Land, Substate Growth Area 2	4.24
212-04(7) Vacant Industrial Acreage Characteristics, Substate Growth Area 2	4.26
212-04(8) Summary of Industrial-zoned Land, Substate Growth Area 3	4.31
212-04(9) Vacant Industrial Acreage Characteristics, Substate Growth Area 3	4.37
212-04(10) Summary of Industrial-zoned Land, Substate Growth Area 4	4.42
212-04(11) Vacant Industrial Acreage Characteristics, Substate Growth Area 4	4.44
212-04(12) Summary of Industrial-zoned Land, Substate Growth Area 5	4.49
212-04(13) Vacant Industrial Acreage Characteristics, Substate Growth Area 5	4.52
212-04(14) Summary of Industrial-zoned Land, Substate Growth Area 6	4.57
212-04(15) Vacant Industrial Acreage Characteristics, Substate Growth Area 6	4.61
212-04(16) Summary of Industrial-zoned Land, Substate Growth Area 7	4.67
212-04(17) Vacant Industrial Acreage Characteristics, Substate Growth Area 7	4.73
212-04(18) Summary of Industrial-zoned Land, Substate Growth Area 8	4.79
212-04(19) Vacant Industrial Acreage Characteristics, Substate Growth Area 8	4.83
212-05(1) Vacant Industrial-zoned Acreage by Industrial Development Potential (IDP) Classification	5.2
212-06(1) Census Tracts in R.I. Enterprise Zones with Per Capita Incomes Less than 80% U.S. Average	6.7
212-06(2) Industrial Land Use Goals and Recommendations	6.17

## LIST OF FIGURES

### Figure

212-03(1)	Rhode Island's Enterprise Zones	3.18
212-04(1)	Rhode Island's Substate Employment Growth Areas	4.2
212-04(2)	Industrial-zoned Sites and Acreage in Rhode Island, 1977-1999	4.7
212-04(3)	Industrial Site Characteristics, 1977, 1988, 1999	4.9

## LIST OF MAPS

### Map

212-04(1)	Substate Employment Growth Area 1	4.21
212-04(2)	Substate Employment Growth Area 2	4.27
212-04(3)	Substate Employment Growth Area 3	4.38
212-04(4)	Substate Employment Growth Area 4	4.45
212-04(5)	Substate Employment Growth Area 5	4.53
212-04(6)	Substate Employment Growth Area 6	4.62
212-04(7)	Substate Employment Growth Area 7	4.75
212-04(8)	Substate Employment Growth Area 8	4.85